

Document Page 1 of 1  
**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

FILED  
12/3/20 2:45 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPa

In re: : Case No.: 19-24140-GLT  
Michelle Olah : Chapter: 7  
Debtor(s). : Date: 12/3/2020  
Time: 10:00

**PROCEEDING MEMO**

**MATTER:** #41 - Trustee's Motion to Sell Real Estate Free and Clear of Third Party Interests, Liens, Claims and/or  
Encumbrances  
#46 - Proof of Publication PLJ and PPG  
#48 - Objection by Lakeview Servicing

**APPEARANCES:**

Trustee: Natalie Lutz Cardiello  
Lakeview: Maria Miksich

**NOTES: (10:07)**

Cardiello: We have received an offer of \$145,000, which includes a buyer's premium of \$10,000. Advertised in the Pittsburgh Legal Journal and the Post Gazette.

Miksich: We don't oppose the sale, we just oppose it being free and clear.

Court: I see the order is providing for that minimum number, but please explain how the proceeds will be enough to cover Lakeview's parameters.

Cardiello: I believe the sale will generate enough money, we do have to meet the short sale approval requirements and we'll make sure it's done.

Miksich: We're ok with that language.

Court: So you consent to the proposed order at Dkt. No. 50?

Miksich: Yes.

Court: I will consider it part of the record that Lakeview consents only so long as it receives that minimum amount and if it doesn't the sale will be frustrated.

[Property exposed for sale]

Court: Hearing no other offers and there is no one in the Courtroom, I will approve the sale.

**OUTCOME:**

1. Trustee's *Motion to Sell Real Estate Free and Clear of Third Party Interests, Liens, Claims and/or Encumbrances* [Dkt. NO. 41] is GRANTED [JH to Issue Proposed Order at Dkt. No. 50]

**DATED:** 12/3/2020